

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON SECOND AMENDMENT TO THE APPLICATION
FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A
OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS
AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE
FORMATION OF MASS. PIKE TOWERS ASSOCIATES

The "Application for Authorization and Approval of a Project Under Chapter 121A of The General Laws Of The Commonwealth of Massachusetts and Chapter 652 Of The Acts of 1960 And For Consent to the Formation of Mass. Pike Towers Associates" was adopted by the Boston Redevelopment Authority in its Report and Decision on the said Application, which Report and Decision was approved by the Authority on February 25, 1971, and approved by His Honor, the Mayor of the City of Boston, on March 1, 1971, and amended by the Report and Decision on the First Amendment To The Application For Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and For Consent to The Formation of Mass. Pike Towers Associates", which Amendment was adopted by the Authority on April 5, 1973, and approved by His Honor, the Mayor of the City of Boston, on April 12, 1973.

The Second Amendment to the aforementioned Application requests that Exhibit E of the Application be amended. The Authority is satisfied that the proposed Amendment to the Application are minor in nature, and do not substantially or materially alter or affect the Application, or the Project proposed therein, and therefore do not require a public hearing.

Accordingly, the Application, as amended, and the Authority's Report and Decision thereon, as amended, are hereby further amended as follows:

1. Exhibit E of the Application, "Statement of Permission Required For Project to Deviate From Zoning and Other Laws" is amended by adding after the last paragraph of Article "I Zoning" the following paragraph:

"Permission is requested to permit the 121A Corporation to authorize occupancy of one of its commercial units (Space B.5, Building B, education school. This is a conditional use under Section 8-7 Use Item #18 of the Boston Zoning Code when in a B-8-U Zone.

The Authority hereby approves the "Second Amendment to the Application for Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and For Consent to the Formation of Mass. Pike Towers Associates" and hereby consents to the Amendment to the Application and Report and Decision thereon as set forth above on the condition that automobiles used in connection with the drivers education school not be garaged overnight at Mass. Pike Towers parking facilities.

September 9, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REPORT AND DECISION ON SECOND AMENDMENT TO THE APPLICATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE FORMATION OF MASS. PIKE TOWERS ASSOCIATES

On February 25, 1971, the Authority voted to adopt a Report and Decision under Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960 and consented to the formation of Mass. Pike Towers Associates as a 121A Corporation. This project presently consists of approximately 200 dwelling units with commercial units located on the ground level in four of the five buildings.

On April 5, 1973, the Authority adopted the First Amendment to the above mentioned Report and Decision which authorized a "take-out restaurant", a conditional use in the project area under the Zoning Code, to occupy one of the project's commercial units.

The applicant has requested approval to permit a drivers education school in one of the commercial units of the above captioned project (Space B-5, Building B, fronting on Shawmut Avenue). The proposed location for the drivers education school has been approved by the Authority's zoning and planning staff with the reservation that the three automobiles used for the school not be allowed to park overnight in the Mass. Pike Towers parking facilities. However, a drivers education school is a conditional use in B district under Section 8-7, Use Item #18 of the Zoning Code. Therefore, as this conditional use was not set forth under Exhibit E of the Application; "Statement of Permission Required for Project to Deviate From Zoning and other Laws", an amendment is accordingly necessary to incorporate this deviation into the Report and Decision.

In the opinion of the Chief General Counsel this amendment does not represent a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Report and Decision approving the Second Amendment to said Application.

An appropriate Vote follows:

VOTED: That the Document presented at this meeting entitled "Report and Decision on the Second Amendment to the Application for Authorization and Approval of a Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to the Formation of Mass. Pike Towers Associates" be and hereby is adopted.

Attachment